

hereunto, and, upon thirty (30) days notice in writing thereof to Purchaser, Purchaser agrees to quit premises peacefully, leaving same in good order, and all payments thereto are made under this agreement shall be declared forfeited. Just and due rental for occupation of the premises for the time so occupied.

Upon the completion of all payments under this agreement, or in the event Purchaser wishes to refinance and pay Seller in full at any time, Seller hereby agrees to furnish Purchaser with a good warranty deed free and clear of any encumbrances upon the fulfillment of either occurrence.

It is further agreed and understood by and between the parties that Seller did on November 15, 1974 enter into an agreement of sale for a one (1) acre lot with Grady and Dora Lee Hall. This agreement has a closing date of May 15, 1975. If Grady and Dora Lee Hall do desire to close this transaction, Seller hereby agrees and Purchaser hereby agrees, that the sum of Nine Hundred (\$900.00) Dollars to be realized out of this closing will be credited toward the first semi-annual payment due by Purchaser.

The above constitutes the entire agreement between the parties hereto, and no alteration or modification of the terms hereof shall be valid unless reduced to writing and signed and sealed by the parties hereto.

Witness our hands and seals this 2nd day of April, 1975.

WITNESS:

Fred S. Grunkles
Donald C. Emerus

Walter S. Cox
Seller
Billy Grunkles
Purchaser

"EXHIBIT A"

RECORDED SEP 19 1975 At 1:09 P.M.

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